

IN RE: DEVELOPMENT PLAN HEARING AND PETITION FOR ZONING VARIANCE
SW/S Middletown Rd., N of Beck-
leysville Rd., 20212 Middletown
Rd. "Prettyboy Veterinarian"
6th Election District
3rd Councilmanic District
J.D.L., Inc.
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. VI-196 & 93-421-A
* (Project No. 93-065-2)

HEARING OFFICER'S OPINION AND DEVELOPMENT PLAN/VARIANCE ORDER

This matter comes before the Hearing Officer/Zoning Commissioner for consideration of the development plan and related variances for the proposed development known as Prettyboy Veterinarian. The project is to be developed as shown on the development plan/plat to accompany the Petition for Zoning Variance, marked as Petitioner's Exhibit No. 1.

The required public hearing was scheduled and held for this case on July 9, 1993. At that hearing, J. David Lawson, President of J.D.L., Inc. property owner/Petitioner, appeared. The Petitioner/Developer was represented by Newton A. Williams, Esquire. Also appearing and participating at the hearing were James D. Grammer and James McKee, engineers from McKee and Associates, Inc. That engineering firm prepared the site plan.

Also participating at the hearing were numerous representatives of various reviewing agencies of Baltimore County. These included David Flowers, the Project Manager and R. Bruce Seeley from the Department of Environmental Protection and Resource Management (D.E.P.R.M.). Several representatives of the Walleys Planning Council also appeared at the hearing as interested persons.

As to the relief sought, the Petitioner seeks approval of the development plan, pursuant to the development regulations codified in Section

26-166, et seq., of the Baltimore County Code. Also, the Petitioner seeks variance relief from Section 259.3.C.2.a. of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a 40 ft. front setback in lieu of the 15 ft. maximum average setback.

As noted above, the matter comes in for approval on the development plan and the project has undergone review through the development process. Specifically, a Concept Plan was submitted and a conference was held thereon on April 19, 1993. Subsequently, a Community Input Meeting was held at the Fifth District Elementary School on Mount Carmel Road, on May 12, 1993. Thereafter, a development plan was submitted and a conference thereon was held on June 23, 1993. As is evidenced from the lack of Protestants at the hearing, as well as the endorsement of the project from several of the reviewing agencies of Baltimore County, the proposal enjoys wide spread support.

As to the site, itself, the property is .668 acres in area and is zoned B.L.-C.R. It is located on Middletown Road, not far from that road's intersection with Beckleysville Road and Freeland Road. The property and surrounding locale are entirely rural in character. Although there are several commercial uses along the narrow stretch of Middletown Road adjacent to this property, much of the surrounding acreage is farmland. The Petitioner proposes development of the site as the home of The Prettyboy Veterinarian Hospital. The Petitioner has contracted with a practicing veterinarian, Carl Heldrich, to establish his practice at this location. Dr. Heldrich noted that there is a scarcity of practicing veterinarians in the northern portion of Baltimore County and that his practice at the proposed location would respond to a real need to the residents of this area.

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ORDER RECEIVED FOR FILING
Date 7/22/93
By [Signature]

As to the site, the parcel is presently unimproved. However, the Petitioner proposes moving an existing structure which is approximately 1/4 of a mile away to the subject site. The structure will then be converted to a veterinarian's office. The facility will not be used as a kennel or as a place to board animals. Rather, the doctor's offices will be available for treatment of animals. As to the development plan, the project has undergone review by the appropriate agencies of Baltimore County. At the public hearing, I am required to identify any unresolved or open issues as a result of that review process. Both the Petitioner and the Baltimore County representatives present indicated that there were no outstanding issues. Several issues which had been raised at the development plan conference have, in fact, been addressed on the plan by way of red-line amendment. This amendment shown on the plan under a revision dated June 28, 1993 added three general notes and several minor corrections to the engineer's drawing. As submitted, the plan is in full compliance with all Baltimore County's standards and regulations. Further, as noted above, no Protestants were present and no concerns raised by any representatives of the community. Lastly, the plan enjoys the support of the Office of Planning and Zoning and several other reviewing County agencies. Based on these factors, I am persuaded that the plan should be approved and will so order.

As to the Petition for Variance, same relates to the front yard setback, i.e., the distance between the front building envelope and Middletown Road. In most cases before this office, variance requests are sought to minimize the distance between a property line and structure. However, in this case, the reverse concept is presented. Specifically, the Petitioner desires an increased setback from Middletown Road of 40 ft.

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ORDER RECEIVED FOR FILING
Date 7/22/93
By [Signature]

in lieu of the required 15 ft. This required 15 ft. distance is determined by the maximum average setback of adjacent improvements. Counsel for the Petitioner noted that an increased setback distance would be more esthetically pleasing and in keeping with the rural character of the locale. Also, this increased distance was necessary in order to provide handicapped access and promote a better traffic/parking pattern.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the zoning and development regulations of Baltimore County as contained within the B.C.Z.R. and Subtitle 26 of the Baltimore County Code, the advertising of the property, and public hearing held thereon, I will approve the development plan and variance requested herein consistent with the comments and restrictions contained above and shall so order.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 22nd day of July, 1993 that the plan submitted for the proposed development known as Prettyboy Veterinarian, in accordance with Petitioner's Exhibit No. 1., be and is hereby APPROVED; and,

IT IS FURTHER ORDERED that a variance from Section 259.3.C.2.a. of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a 40 ft.

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ORDER RECEIVED FOR FILING
Date 7/22/93
By [Signature]

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 93-421-A

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 259.3.C.2.a of the B.C.Z.R. to permit a 40 foot front setback in lieu of the 15 foot maximum average setback.

- of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)
1. Special relations established by Baltimore County D.E.P.R.M. and C.O.M.A.R. regarding well and septic setbacks preclude the dwelling from being situated at the 15 foot setback.
 2. Building design and parking locations necessitate providing a handicap access ramp in front of the building which would then be situated close to Middletown Road.
 3. Other issues to be discussed at hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:	Legal Owner(s):
(Type or Print Name)	J. David Lawson, President, J.D.L., Inc.
Signature	[Signature]
Address	(Type or Print Name)
City and State	Signature
Attorney for Petitioner:	Address
(Type or Print Name)	City and State
Signature	Phone No.
Address	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State	McKee & Associates, Inc.
Attorney's Telephone No.	Name
	5 Shawan Road, Hunt Valley, MD 21030
	Address
	527-1555

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of July, 1993, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 19th day of July, 1993, at 10:00 o'clock

Filed by [Signature] 5/26/93
To be heard with H04. (over)

Zoning Commissioner of Baltimore County.

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

July 22, 1993

Newton A. Williams, Esquire
Nolan, Plumbhoff & Williams
700 Court Towers
210 W. Pennsylvania Avenue
Towson, Maryland 21204-5340

RE: Project No. 93-065-2, Case No. VI-196
Development Plan and Petition for Zoning Variance
Case No. 93-421-A
The Prettyboy Veterinarian
J.D.L., Inc., Applicant

Dear Mr. Williams:

Enclosed please find the decision rendered in the above captioned case. The Hearing Officer's Opinion and Development Plan Order/Variance has been approved.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

[Signature]
Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
att.
cc: Mr. J. David Lawson
cc: Dave Flowers, Project Manager
cc: R. Bruce Seeley

front setback in lieu of the 15 ft. maximum average setback, be and is hereby GRANTED.

Any appeal from this decision must be taken in accordance with Section 26-209 of the Baltimore County Code.

[Signature]
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

MCKEE & ASSOCIATES, INC.
Engineering - Surveying - Real Estate Development

SHAWAN PLACE 5 SHAWAN ROAD HUNT VALLEY, MARYLAND 21030
Telephone: (410) 527-1555
Facsimile: (410) 527-1563

June 21, 1993

REVISED ZONING DESCRIPTION
20212 MIDDLETOWN ROAD
LOT ONE, PARRISH PROPERTY (S.M. 65/60)
SIXTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point, said point being situated on the southwest side of Middletown Road at a distance of 572 feet, more or less from the centerline of Beckleysville Road; thence leaving said southwest side and running, South 62° 08' 53" West 193.99 feet; thence North 27° 46' 39" West 150.00 feet; thence North 62° 08' 53" West 193.87 feet to a point on the southwest side of Middletown Road, 70 feet wide; thence running along said southwest side, South 27° 49' 48" East 150.00 feet to the point of beginning. Containing 29,098 square feet or 0.668 acres of land, more or less.

Lying in the sixth election district and being known as 20212 Middletown Road. Also being Lot One, Parrish Property, as recorded among the Land Records of Baltimore County in Plat Book S.M. 65, folio 60.



ITEM # 428
93-421-A

Baltimore County Zoning Administration & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: 8-001-4128
Number: 428
JLL

5/26/93
93-421-A
CODE 020 COMMERCIAL VARIANCE FILING FEE \$250.00
CODE 080 SIGN POSTING FEE 35.00
TOTAL \$285.00

OWNER: J.D.L. INC.
LOC. 20212 MIDDLETOWN RD.

02AD2P0205KICMRC
PA 000102PH05-26-93

Please Make Checks Payable To: Baltimore County

Cashier Validation

SERVICE OF PROCESS
The Baltimore County Zoning Administration & Development Management Office will hold a public hearing on the proposed variance to the Zoning Ordinance at 111 West Chesapeake Avenue, Room 109, on Friday, July 9, 1993, at 9:00 a.m. in Room 118, Old Courthouse, Towson, Maryland 21204 as follows:
Case Number: 93-421-A
Item: 428
20212 Middletown Road, N of Beckleysville Road, W of Beckleysville Road, 6th Election District - 3rd Councilmanic District
Petitioner(s): J.D.L., Inc.
J.D.L., Inc.
HEARING: FRIDAY, JULY 9, 1993 at 9:00 a.m. in Room 118, Old Courthouse
Variance: to permit a 40 foot front setback in lieu of the 15 foot maximum average setback.
LAWRENCE E. SCHMIDT, Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are held on a regular basis and are open to the public. (2) For information concerning the filing of a petition, please call 887-3353.

CERTIFICATE OF PUBLICATION

TOWSON, MD. 6/17/93
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6/17/93

THE JEFFERSONIAN,

S. Zeke Orban

Publisher

Baltimore County Government Office of Zoning Administration and Development Management
111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Arnold Jablon, Director

For newspaper advertising:
Item No.: 428
Petitioner: J.D.L., INC.
Location: 20212 MIDDLETOWN ROAD
PLEASE FORWARD ADVERTISING BILL TO:
NAME: J.D.L., INC. ATTN: J. DAVID LAWSON
ADDRESS: MALAN BUILDING 214 MT CARMEL ROAD PARKTON, MD 21120
PHONE NUMBER: (410) 329-6535

AJ:ggg (Revised 04/09/93)

Baltimore County Government Office of Zoning Administration and Development Management
111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

JUNE 11, 1993

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 93-421-A (Item 428)
20212 Middletown Road
SW/S Middletown Road, N of Beckleysville Road
6th Election District - 3rd Councilmanic District
Petitioner(s): J.D.L., Inc.
HEARING: FRIDAY, JULY 9, 1993 at 9:00 a.m. in Room 118, Old Courthouse.

Variance to permit a 40 foot front setback in lieu of the 15 foot maximum average setback.

Arnold Jablon, Director

cc: J.D.L., Inc.
McKee & Associates, Inc.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARING ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILING AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Baltimore County Government Office of Zoning Administration and Development Management
111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

June 30, 1993

Newton A. Williams
Nolan, Plumbhoff & Williams
STE 700, Court Towers
210 West Pennsylvania Avenue
Towson, MD 21204

RE: Case No. 93-421-A, Item No. 428
Petitioner: J.D.L., Inc.
Petition for Variance

Dear Mr. Newton:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on May 26, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Zoning Plans Advisory Committee Comments
Date:
Page 2

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

If you have any questions concerning the enclosed comments, please feel free to contact Helene Kehring in the Zoning Office at 887-3391 or the commenting agency.

Very truly yours,
W. Carl Richards, Jr.
Zoning Coordinator

MCR:hek
Enclosures
cc: McKee & Associates, Inc.
5 Shawan Road
Hunt Valley, MD 21030

Maryland Department of Transportation State Highway Administration
O. James Lighthizer
Secretary
Hal Kassoff
Administrator

6-3-93

Ms. Helene Kehring
Zoning Administration and Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 428 (JLL)

Dear Ms. Kehring:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
Bob Small
John Contestabile, Chief
Engineering Access Permits
Division

My telephone number is _____

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5852 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND
Inter-Office Correspondence

TO: Zoning Advisory Committee
FROM: Captain Jerry Pfeifer
SUBJECT: June 14, 1993 Meeting

DATE: June 7, 1993

4425 No Comments
4426 Building shall comply with the 1991 Life Safety Code
4427 No Comments
4428 Building shall comply with the 1991 Life Safety Code
4429 No Comments
4430 No Comments
4431 No Comments
4432 No Comments

RE: PETITION FOR VARIANCE AND DEVELOPMENT PLAN HEARING
SW/S Middletown Rd., N of Beckleysville Rd. (20212 Middletown Rd.)
6th Election District
3rd Councilmanic District

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 93-421-A and Project No. VI-196

J.D.L., INC., Petitioner

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
Peter Max Zimmerman
People's Counsel for Baltimore County

Carole S. Deallio
Carole S. Deallio
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-2188

I HEREBY CERTIFY that on this 22nd day of June, 1993, a copy of the foregoing Entry of Appearance was mailed to J. David Lawson, President, J.D.L., Inc., 3203 Rockdale Rd., Freeland, MD 21053, Petitioner; and McKee & Associates, Inc., 5 Shawan Rd., Hunt Valley, MD 21030, which requested notification.

Peter Max Zimmerman
Peter Max Zimmerman

RECEIVED
JUN 23 1993
ZADM

#428

H.C. 93-421-A

Jim Grammer (Engineer) Notified that
 Attorney is required to represent corporation.
 He wanted to file regardless of this &
 the court would state Mr. Grammer would be
 subject to an attorney will sign petition for
 information was representative prior to
 zoning hearing.

Some drawings of plans were not shown
 but the plans were agreed at time of hearing.
 re landscaping, 30 ft height in max not 35 ft etc.

6/14/93
 Contracted Jim McKee + Assoc. During review of dev. plans
 the described distance & on plans appears
 to have a types error. Very unchanged but this must
 be corrected ASAP.

N.A.

Law Offices
NOLAN, PLUMHOFF & WILLIAMS
 CHARTERED
 SUITE 700, COURT TOWERS
 210 WEST PENNSYLVANIA AVENUE
 TOWSON, MARYLAND 21204-5340
 (410) 823-7800
 TELEFAX: (410) 296-2765

JAMES D. NOLAN
 PRINCIPAL
 J. EARLE PLUMHOFF
 (1940-1988)
 RALPH E. DEITZ
 (1918-1990)
 OF COUNSEL
 T. BAYARD WILLIAMS, JR.
 (1925-1990)
 7855

June 18, 1993

Honorable Lawrence E. Schmidt
 Zoning Commissioner
 Honorable Timothy M. Kotroco
 Deputy Zoning Commissioner
 Courthouse
 Towson, MD 21204

Honorable Arnold Jablon
 Director, Zoning
 Administration &
 Development Management
 County Office Building
 Towson, MD 21204

Re: J.D.L., Inc.
 Case No. 93-421A (Item 428)
 20212 Middletown Road
 Scheduled Hearing: Friday, July 9, 1993,
 at 2:00 p.m.

Dear Commissioners Schmidt and Kotroco and Director Jablon:

On behalf of the Petitioner, J.D.L., Inc., and Mr. J. David
 Lawson, the principal in that corporation, please enter my
 appearance and the appearance of our firm on behalf of Mr.
 Lawson and his corporation.

It is my understanding that the matter is scheduled for
 hearing on Friday, July 9th, and we plan on being ready on that
 date. It will be greatly appreciated if the file could be
 marked with my name together with Mr. McKee's firm name for
 notification.

Thanking you and your staff, I am,
 Respectfully,
Newton
 Newton A. Williams

NAW:med

JUN 21 1993
 ZADM

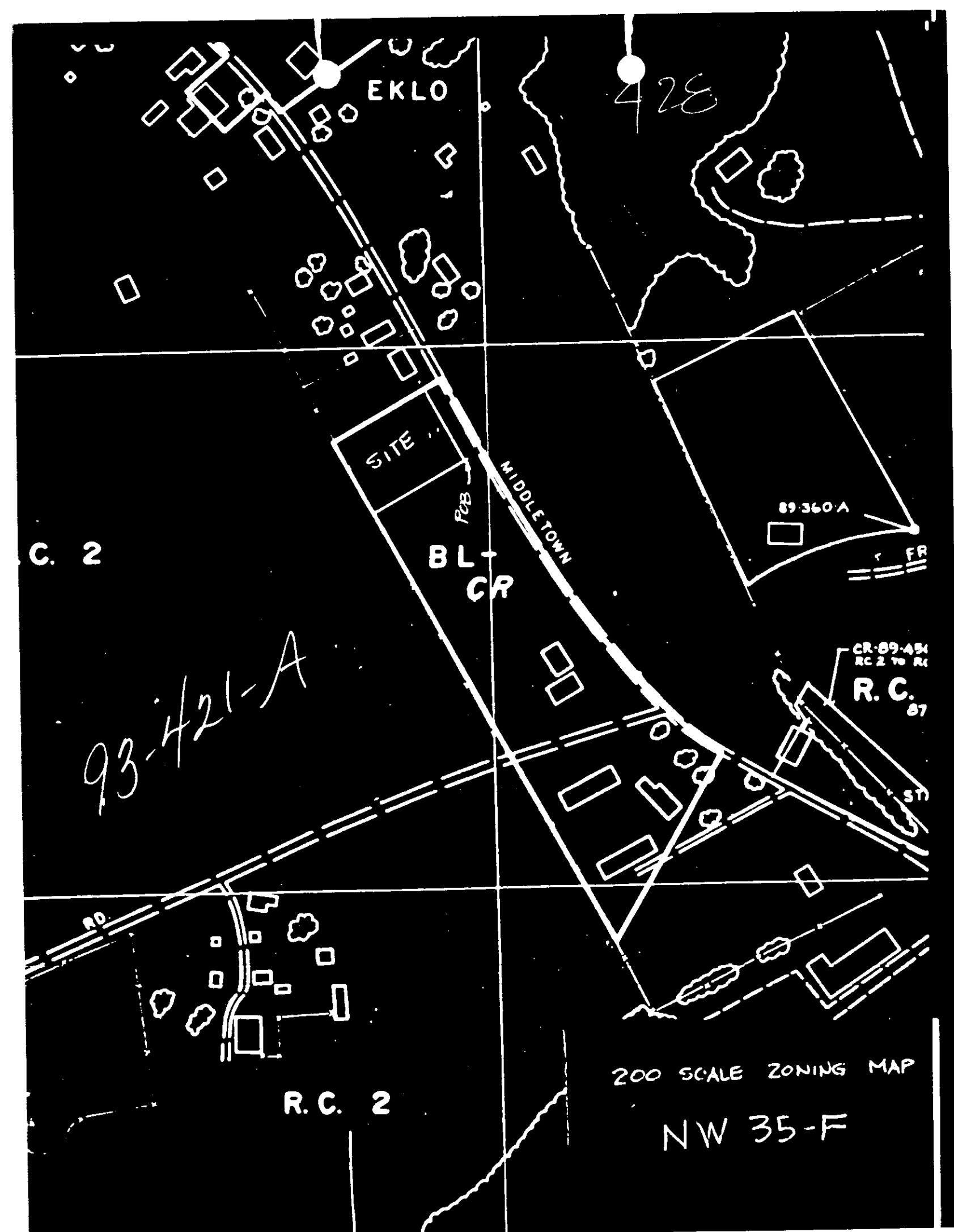
Case No. 93-421-A

PLEASE PRINT CLEARLY

NAME	ADDRESS
Newton Williams	700 Court Towers
James D. Grammer	5 SHAWAN ROAD HUNT VALLEY 21030
J. David Lawson	214 MT. OBERLIN PARK RD. MD 21110
Jim McKee	5 SHAWAN RD. HUNT VALLEY 21030

PLEASE PRINT CLEARLY

NAME	ADDRESS
Joe Merrey	ZADM
Les Schreiber	D.P.W.
Francis Morsey	PLANNING
David Flowers	ZADM
Michael LeFavre	OPZ
R. Bruce Seely	DEPM
Larry Fann	DEPM

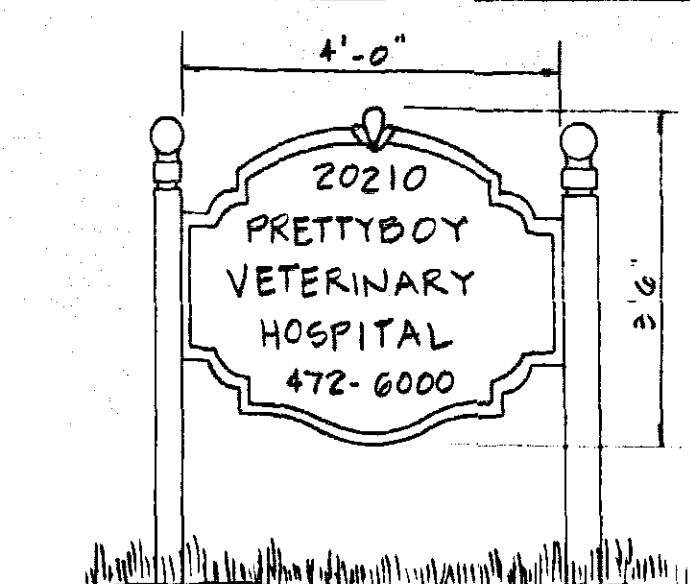


GENERAL NOTES:

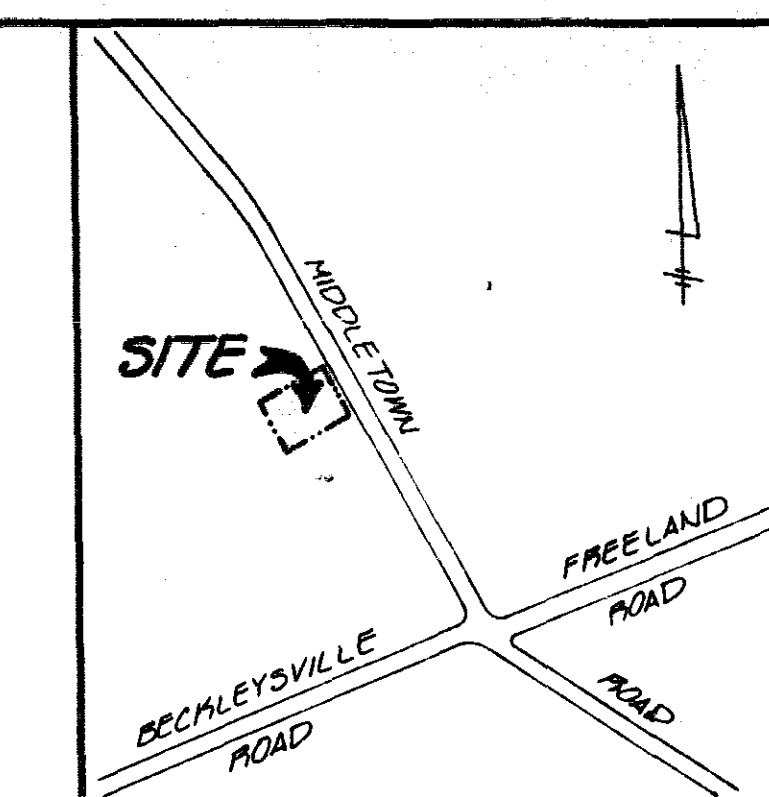
1. This site lies within Councilmanic District 3.
2. This site lies within Census Tract 4060.
3. This site has within watershed - subsewered.
4. Existing topography shown hereon is field run.
5. There are no streams, springs, bodies of water, 100 year flood plains, wetlands, or steep slopes on this site.
6. To the best of our knowledge, there are no hazardous materials, underground storage tanks, endangered species habitat, historical areas, critical areas, or archeological sites on this property.
7. Soil types shown hereon are taken from Baltimore County Soil Survey Map No. 1.
8. A waiver of storm water management and water quality management has been granted. (April 1, 1993).
9. This site is to be served by a private well and septic system.
10. Average daily trips = 144.
11. Soil type and Limitation:
Type: CcB2
Limitations for filter fields: slight
Limitations for buildings with basements: slight
Limitations for parking lots: moderate slope

ZONING TABULATION:

1. Existing Zoning: BL-CR
2. Gross Area: 0.668 Ac. ± 729,098 S.F. ±
3. Proposed Building Size:
Basement - 1,622.50
First Floor - 1,712.95
Second Floor - 892.50
Total - 4,227.95 S.F.
4. Proposed Use: veterinarian
5. Maximum Floor Area Ratio Permitted: 0.20
6. Floor Area Ratio Proposed: 4,227.95 ÷ 29,098 = 0.15
7. Parking Required:
Total Building Area: 4,227.95 S.F.
LESS: Basement (Storage) 1,622.25 S.F.
Adjusted Floor Area: 2,605.75 S.F.
3.3 spaces/1,000 S.F. = 9 Spaces
8. Parking Proposed: 9 spaces (includes 1 H.C. space)
9. Open Space Required: None

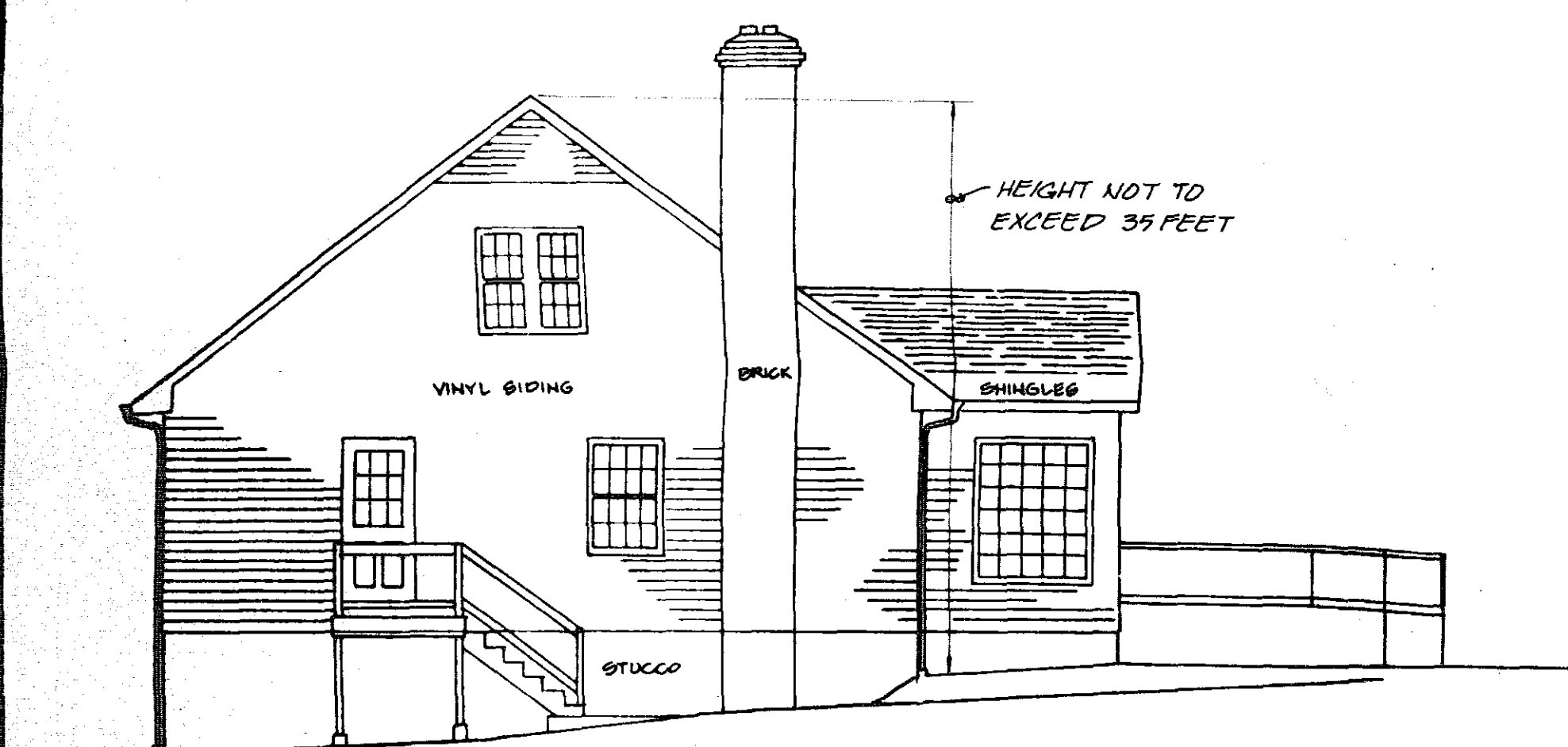
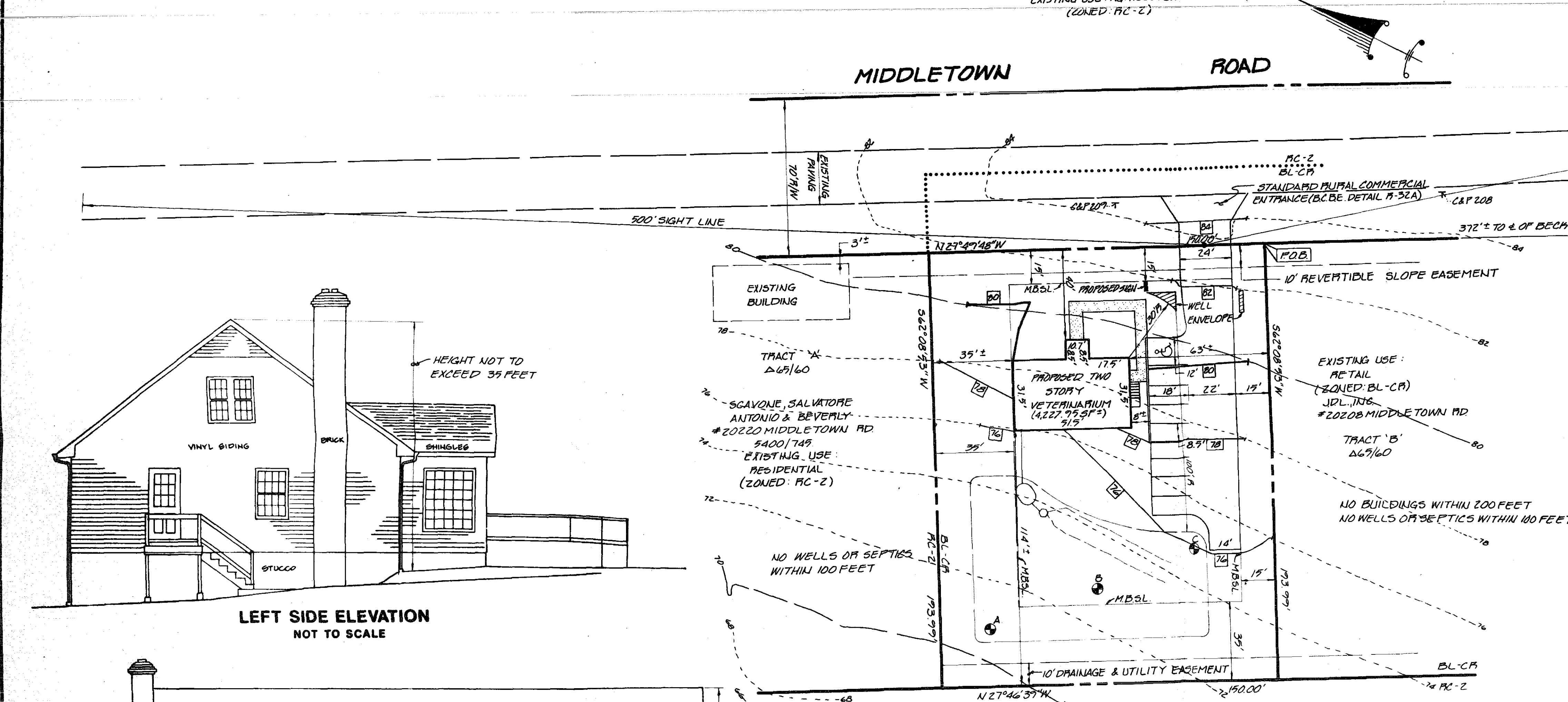


SIGN DETAIL
SCALE: 1"=2'

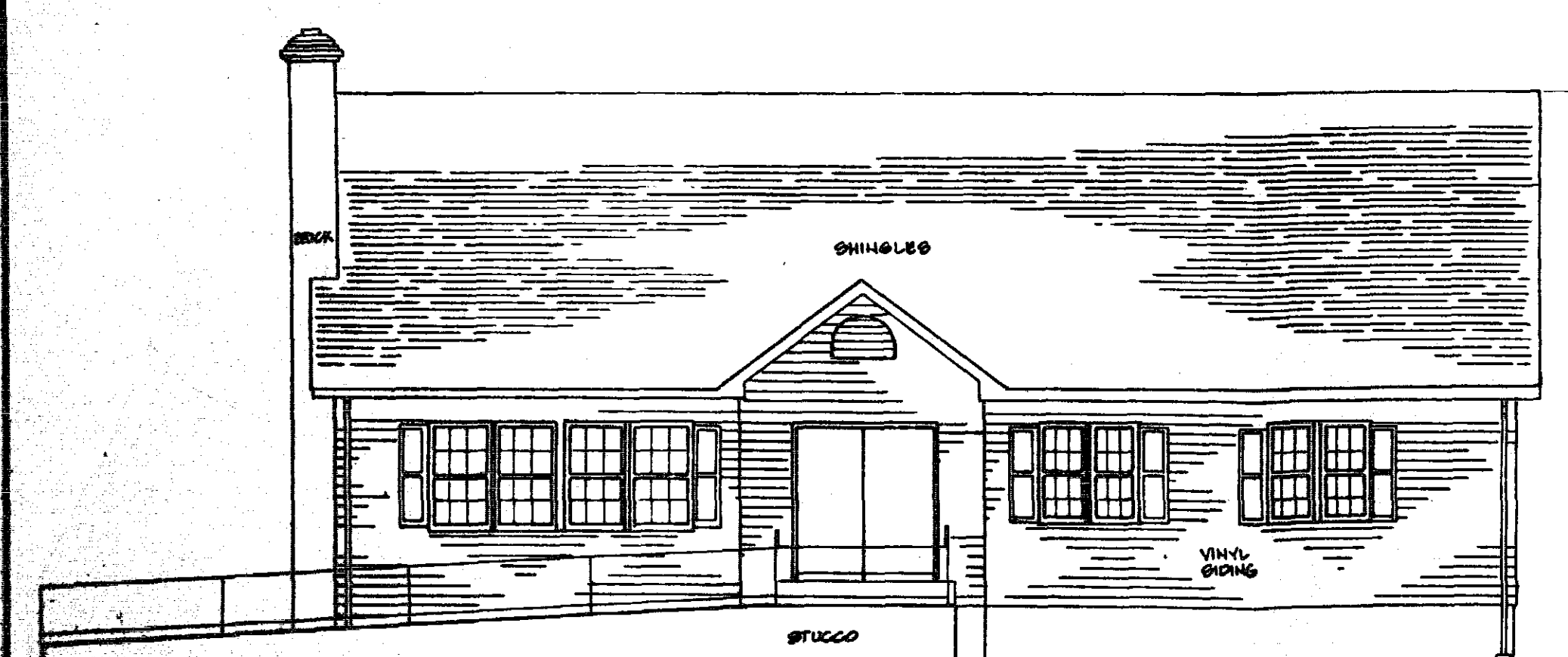


VICINITY MAP
SCALE: 1"= 500'

PARRISH, EDNA M.
#520 HAMBLEWOOD RD.
PROP. ACCT NO. 06-16-000176
EXISTING USE: AGRICULTURAL
(ZONED: PC-Z)



LEFT SIDE ELEVATION
NOT TO SCALE



FRONT ELEVATION
NOT TO SCALE

LOUIS H. & RUTH M. RICHTER
#4407/482, 4435/237
#9511 HOLIDAY MANOR ROAD
EXISTING USE: AGRICULTURAL
(ZONED: PC-Z)

NO WELLS OR SEPTICS
WITHIN 100 FEET

REQUESTED VARIANCE:

REQUESTING A VARIANCE FROM SECTION
257.3.C.Z. TO PERMIT A 40 FOOT FRONT
SETBACK IN LIEU OF THE 15 FOOT MAXIMUM
FRONT SETBACK.

SITE DEVELOPMENT PLAN AND PLAT TO
ACCOMPANY PETITION FOR VARIANCE REQUEST:

PRETTYBOY VETERINARIUM

20212 MIDDLETOWN ROAD

6th ELECTION DISTRICT
SCALE: 1"=30'

BALTIMORE COUNTY, MD.
FEBRUARY 9, 1993

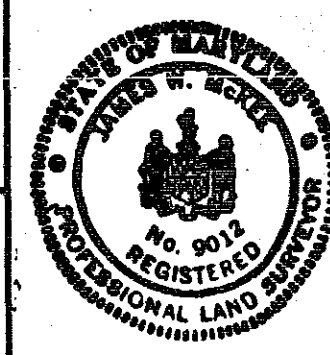
A28

OWNER

J.D.L., INC.
MALAW BUILDING
214 MT. CARMEL ROAD
PARKTON, MD. 21120
PHONE (410) 929-6535
DEED REFERENCE: P.O. 9350/147
PROPERTY ACCOUNT NO. 06-16-000177

McKEE & ASSOCIATES, INC.

Engineering - Surveying - Real Estate Development
SHAWAN PLACE, 5 SHAWAN ROAD HUNT VALLEY, MARYLAND 21030
(301) 252-5820



Computed by: _____
Drawn by: MGY
Checked by: JDG
Job Number: 93-19
James W. McKee Date
(Maryland Registered No. 9012)

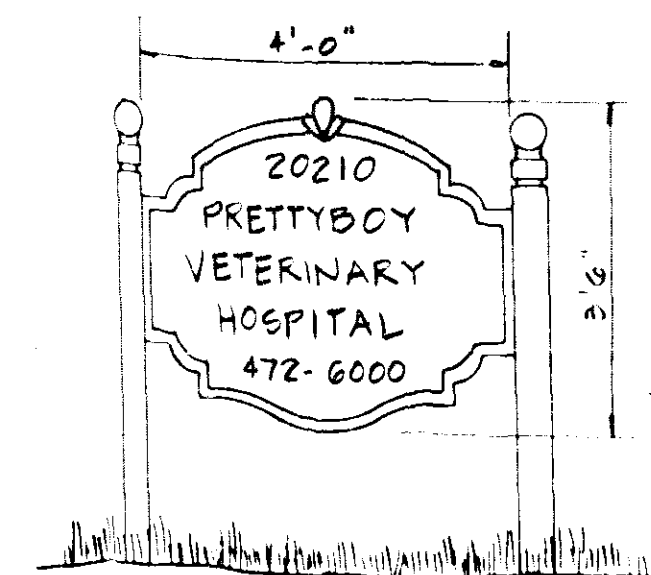
DATE	REVISION

GENERAL NOTES:

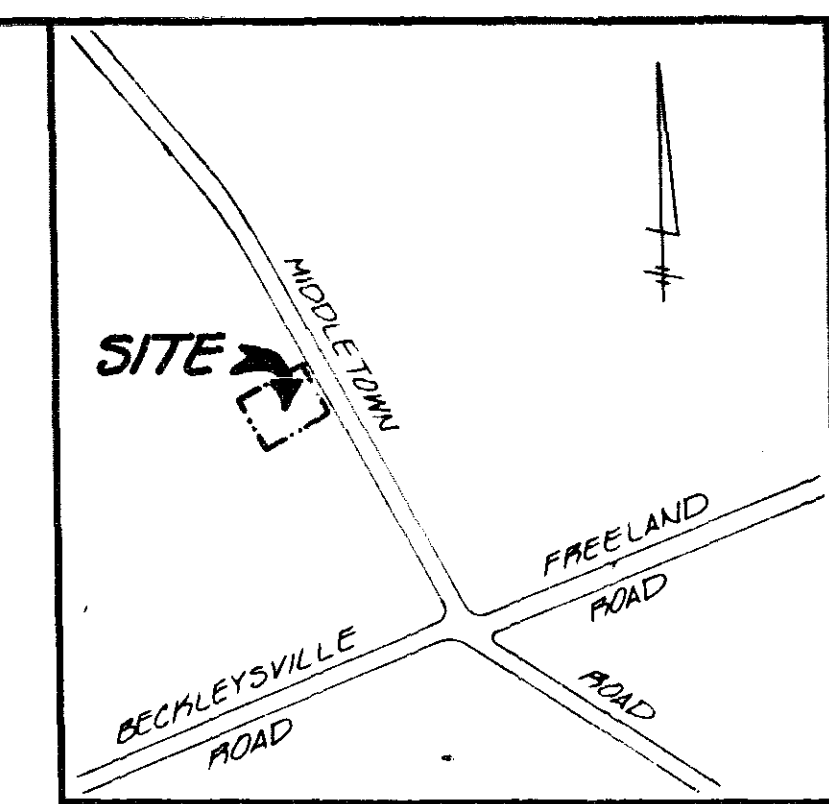
- This site lies within Councilmanic District 3.
- This site lies within Census Tract 4060.
- This site lies within watershed 15, subwatershed 81.
- Existing topography shown hereon is field run.
- There are no streams, springs, bodies of water, 100 year flood plains, wetlands, or steep slopes on this site.
- To the best of our knowledge, there are no hazardous materials, underground storage tanks, endangered species habitat, historical areas, critical areas, or archeological sites on this property.
- Soil types shown hereon are taken from Baltimore County Soil Survey Map No. 1.
- A waiver of storm water management and water quality management has been granted (April 1, 1993).
- This site is to be served by a private well and septic system.
- Average daily trips = 144
- Soil type and Limitation:
Type: CcB2
Limitations for filter fields: slight
Limitations for buildings with basements: slight
Limitations for parking lots: moderate slope

ZONING TABULATION:

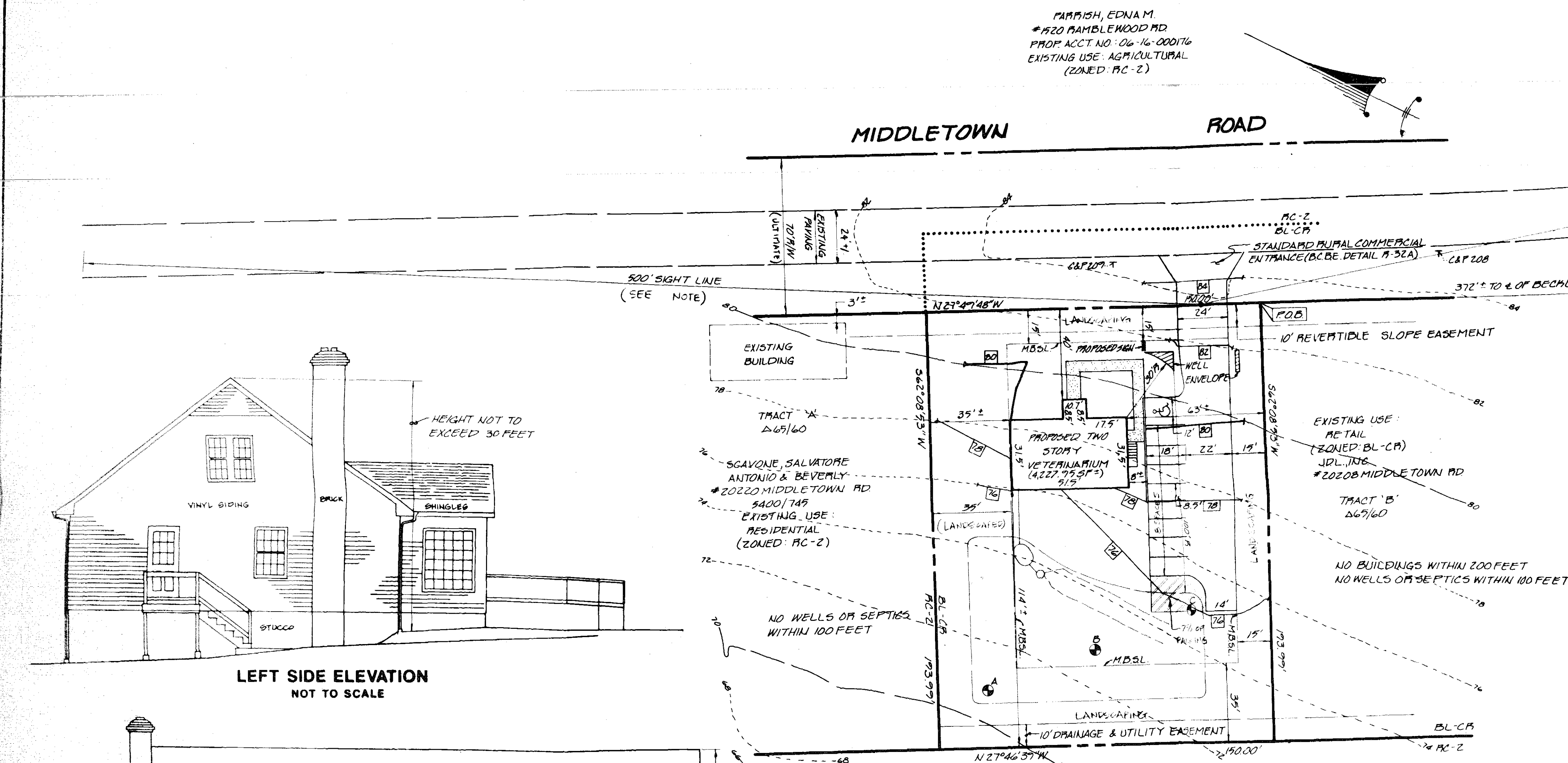
- Existing Zoning: BL-CR
- Gross Area: 0.668 Ac. ± 29,098 S.F. ±
- Proposed Building Size:
Basement - 1,622 S.F.
First Floor - 1,712.95
Second Floor - 892.50
Total: 4,227.95 S.F.
- Proposed Use: veterinarian
- Maximum Floor Area Ratio Permitted: 0.20
- Floor Area Ratio Proposed: 4,227.95 ÷ 29,098 = 0.15
- Parking Required:
Total Building Area: 4,227.95 S.F.
LESS: Basement (Storage) 1,622.25 S.F.
Adjusted Floor Area: 2,605.75 S.F.
3.3 spaces/1,000 S.F. = 9 Spaces
- Parking Proposed: 9 spaces (includes 1 H.C. space)
- Open Space Required: None



SIGN DETAIL
SCALE: 1"=2'



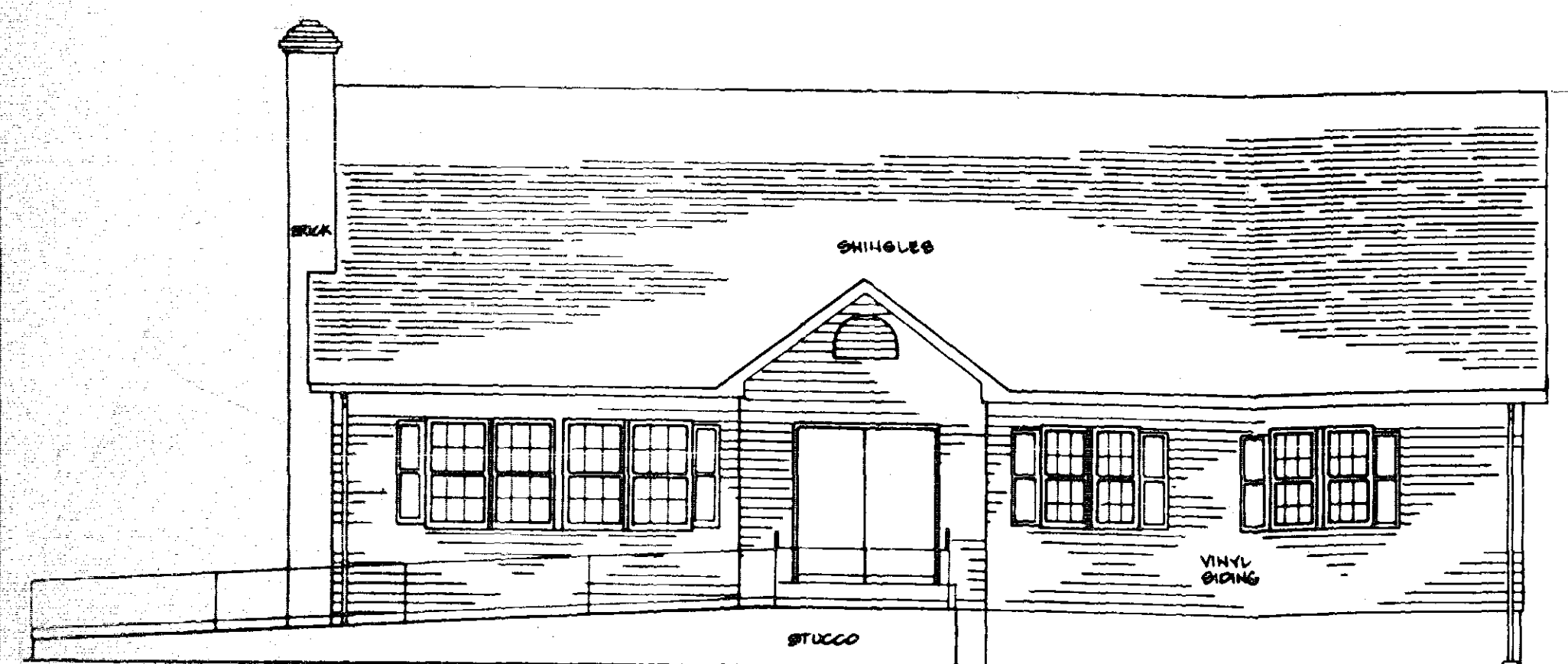
VICINITY MAP
SCALE: 1"= 500'



SITE LINE NOTE:
AREAS BETWEEN THE SITE LINE AND CURB LINE SHALL BE CLEARED, GRADED, AND KEPT FREE OF OBSTRUCTIONS



LEFT SIDE ELEVATION
NOT TO SCALE



FRONT ELEVATION
NOT TO SCALE

REQUESTED VARIANCE:

REQUESTING A VARIANCE FROM SECTION 25-73 C.Z. 2. a TO PERMIT A 40 FOOT FRONT SETBACK IN LIEU OF THE 15 FOOT MAXIMUM FRONT SETBACK.

McKEE & ASSOCIATES, INC.

Engineering - Surveying - Real Estate Development
SHAWAN PLACE, 5 SHAWAN ROAD HUNT VALLEY, MARYLAND 21030
(301) 252-5820



Computed by: _____
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James W. McKee Date _____
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SITE DEVELOPMENT PLAN AND PLAT TO
ACCOMPANY PETITION FOR VARIANCE REQUEST:

PRETTYBOY VETERINARIUM

20212 MIDDLETOWN ROAD

6th ELECTION DISTRICT
SCALE: 1"=30'

BALTIMORE COUNTY, MD.
FEBRUARY 9, 1993

OWNER

J.D.L., INC.
MALAW BUILDING
214 MT. CARMEL ROAD
PARKTON, MD. 21120
PHONE (410) 329-6535
DEED REFERENCE: P.O. 9350/147
PROPERTY ACCOUNT NO. 06-16-000177

DATE: 2/10/93 REVISION: MAX. HGT. OF ELEV., LANDSCAPE AREAS, 7% OF PARKING

93-421-A